



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

August 22, 1988

Present: Ms. Sillers, Ms. Hughes, Mr. Tobin, Mr. Foote,
Ms. Chaput, Ms. Olden

Chairman Sillers called the meeting to order at 8:02 p.m.

Letter of Contract

After discussion of the letter of contract dated August 9, 1988, signed by Sylvia J. Sillers, on motion by Mr. Tobin seconded by Mr. Foote, the Planning Board voted unanimously to revise the letter to include the phrase "with hours at your discretion."

Bills

The Planning Board authorized payment of bills as presented.

Canterbury Court

After discussion of the best way to inform residents of Canterbury Court that the Selectmen plan to take the land in the road by eminent domain, the Planning Board directed Ms. Olden to revise the draft letter to residents to include the information that the road layout has not changed from the original subdivision plan and approved sending the letter to the residents. Chairman Sillers agreed to sign, stuff, and mail them in Ms. Olden's absence for vacation.

MAGIC Report

After reviewing the report on the recent MAGIC meeting submitted by Kay Kulmala, Planning Board representative to MAGIC, the members agreed that those who could would make an effort to attend the next MAGIC meeting, to be held in Carlisle on September 8, 1988.

Meeting with Bylaw Review Committee

After noting the response from Pat Cutter that the Bylaw Review Committee did not meet in August and therefore could not consider the Planning Board memo about a joint

meeting, the members agreed with Mr. Foote, also a member of the Bylaw Review Committee, that he would pursue the idea of a joint meeting with the Bylaw Review Committee.

Fraser Letter

After reviewing both a memo from Ms. Olden about a telephone message from William Hamilton about the trees planted at Pheasant Ridge and a diagram sent in by Mr. Hamilton, the Planning Board instructed Ms. Olden to send a copy of the diagram to Ms. Fraser with a note that the trees appear to have been planted as agreed and that the Planning Board has no authority in either the matter of the planted trees or of the break in the undergrowth evidently made by a well-drilling truck on a Concord Street lot about which Ms. Fraser inquired.

Rodgers Road

John Williams met with the Board concerning an extension of time to complete the Rodgers Road subdivision. Mr. Williams presented the following information and requested an extension to July 1, 1989: the base and finish courses have been laid; the curbing has been put in; the shoulders have been loamed and seeded; and the work that remains includes setting the bounds, planting the wetlands, and installing the headwall. He added that the bounds are expected to be set by September 1, according to the surveyors, Stamski and McNary. Mr. Foote inquired about the discrepancy between the construction and the plan which the Conservation Commission had noted several months ago. Mr. Williams reported that the matter has been settled with the Conservation Commission. Mr. Williams said that although the request is for extension until mid-1989, he hopes and plans to finish the road for acceptance at Annual Town Meeting in the spring of 1989. Planning Board members apprised him of the procedure for road acceptance and instructed Ms. Olden to send Mr. Williams written information about the road acceptance and trail conservation restriction procedures. On motion by Mr. Foote seconded by Ms. Chaput, the Planning Board voted unanimously to extend the completion date to July 1, 1989.

East Street Preliminary Plan

After informal discussion about the "Preliminary Subdivision Plan, East Street Subdivision, Carlisle, Massachusetts, Owner & Developed Charles Boiteau, 282 Mill Road, Chelmsford, Mass.," dated July 28, 1988, by Westcott Site Services, 240A Elm Street, Davis Square, Somerville, Mass. further discussion was scheduled for September 12, 1988, at 9:30 p.m.

Brook View Definitive Plan

Noting that the engineer for the definitive plan entitled " Brook View, Carlisle, MA Definitive Plan For: The Ledgewood Group Ltd.," dated May 9, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass. had revised the mylar in accordance with the redlined changes, the members instructed Ms. Olden to compare the mylar with the redlined plans and to draft a certificate of approval with the conditions the board has mentioned during consideration of the plan. The members also instructed her to review the subdivision rules and regulations for any provisions which should be included in the approval as conditions. The Board scheduled final action on the definitive plan for September 12, 1988, at 8:15 p.m.

Proposed Revisions to Subdivision Rules Public Hearing

At 10:00p.m., Chairman Sillers called to order the public hearing on the following proposed revisions to the Town of Carlisle Planning Board Subdivision Rules and Regulations: Section 4.A.5.a: in the last sentence, delete "unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions" so that the sentence would read in its entirety: "Dead-end streets and their extensions, if any, shall not exceed one thousand (1000) feet."; Sections 4.A.1.b. Notes on Width of Streets: to change the quotation of Article X, Section 1.h of the Carlisle Zoning Bylaw to the language which is currently in effect in Article X, Section 1.h of the Zoning Bylaw. There was a general discussion of the purpose of Section 4.A.5.a. Mr. Foote pointed out that the subdivision rules and regulations adopted pursuant to the Subdivision Control Law are for public health and safety purposes, not for planning purposes. Ms. Chaput referred to the rationale for the regulation when it was originally adopted and said she felt strongly that flexibility in dead-end road length is important because of the size of lots in Carlisle. After noting that the reference to the zoning bylaw in Section 4.A.1.b was no longer correct, the Planning Board instructed Ms. Olden to advertise another public hearing on the following proposed language for the section: "A subdivision road shall meet the requirements for acceptance by the Town as stated in the General Bylaws."

No member of the public attended the hearing. Chairman Sillers closed the public hearing at 10:16 p.m. On motion by Mr. Foote seconded by Ms. Hughes, Ms. Sillers, Ms. Hughes, Mr. Tobin, and Mr. Foote voted to delete "unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions" so that the last sentence in Section 4.A.5.a. of the Town of

Carlisle Planning Board Subdivision Rules and Regulations now reads in its entirety: "Dead-end streets and their extensions, if any, shall not exceed one thousand (1000) feet." Ms. Chaput voted in opposition to the motion.

Memorandum on Subdivision Rule Changes

The members discussed the memorandum prepared by Ms. Olden on subdivision rules changes and took the following actions: concerning street names, decided to propose the regulation that "The Planning Board recommends that the road name be appropriate to the site, such as but not limited to Native Americans, early settlers, or natural features associated with the site; concerning the ellipse required by the zoning bylaw, decided to propose provisions that all ellipses be shown on Approval Not Required plans, preliminary plans, and definitive plans as required by Section 4.1.3.3 of the Town of Carlisle Zoning Bylaw; concerning fire protection, agreed that Mr. Foote will draft language; concerning the cross section, agreed that Mr. Foote will consult with John Anthony of CV&P; concerning Section 5.E, Slopes, agreed that Mr. Foote will consult with John Anthony; concerning as-built plans, instructed Ms. Olden to present similar language concerning a Certificate of Compliance found in the Wetlands Protection Act regulations; concerning bounds, decided to propose "reinforced concrete bounds" be permitted; concerning preparation of a definitive plan, decided to propose "waterproof drawing ink on linen, mylar, or the equivalent"; concerning copies of plans, decided to propose requiring a third copy for transmittal to the Conservation Commission; concerning the word "fixtures" in Section 3.B.2.c.10, determined that the word is correct as it is used; concerning the use of "will" and "are to be" in Section 3.C. Supplementary Plans, decided to propose changing all occurrences to "shall"; concerning the requirement of Section 4.F.1 that "no lot . . . shall be further than 2500 feet from an adequate source of water" and the dead-end road limitation to 1000 feet for public safety reasons, agreed that Ms. Hughes will research the matter with fire department officials; concerning the use of "centerline" in Section 5.B and 4.A.2, decided to propose the phrase "except as allowed under Section 4.A.2" in Section 5.B; concerning 5.C.2 Construction, decided to propose deletion of "and of such a" before "excessive fines; concerning the index, agreed that Mr. Foote will provide the software for indexing the document on the Town's word processor; concerning Section 5.B.2, decided to propose replacing "24 feet" with a reference to the zoning bylaw which specifies the minimum width of paved roadways for acceptance by the Town. The remaining items in the memorandum were deferred to a later discussion: groundwater regulations as recommended by MAPC report; EIR as written in the subdivision regulations

for the Town of Maynard; Section 4.A.1.a.1 and 2, including deleting the remainder of (1) beginning with "unless" and revising (2) to reflect that change.

Document Preparation

After discussion of preparation of legal documents, the members agreed that Town Counsel should be consulted to protect the Town's interest in any document and that the applicant or petitioner is responsible for protecting his or her interest in any document presented to the Board by the applicant or petitioner.

Chairman Sillers adjourned the meeting at 11:30 p.m.

Respectfully submitted,

Elaine H. Olden, Administrative Planning Assistant